



March 15, 2019

City of Charlotte
Charlotte Mecklenburg Government Center
600 E 4th Street
Charlotte, NC 28202

Dear Mayor Lyles, Members of City Council and Members of Planning Commission:

As a long-time Charlotte developer committed to transit-oriented development, Crescent Communities has closely followed the TOD ordinance text amendment process as it has unfolded, and several of our colleagues have participated in both the Ordinance Advisory Committee and Planning Commission. The process administered by the Planning Staff and these groups has been admirable and thorough. We commend the efforts made to this point and thank everyone for their commitment to support smart growth of Charlotte.

We have reviewed the current draft and believe the work to date is an important first step. Upon evaluation of the proposed TOD Ordinance text amendment draft, we consider it to be thorough, while complex. We are hopeful the new UDO (Unified Development Ordinance) will streamline various ordinances and requirements, add clarity to the entitlement process, and ensure that the process does not become more cumbersome. We hope Planning Staff will take this into consideration for the future UDO.

We believe the City should do everything possible to encourage density in our transit corridors to leverage the greatest public return on our significant transit investment. Affordable housing, small and minority business inclusion, innovation, transportation options, and energy efficiency are all important issues that Crescent Communities leads in proudly. With that said, while we fully support the policy goals that the bonus structure aims to support, we feel that introducing more avenues, such as direct access to Council to achieve height, and therefore transit supportive density, is a way to incent and encourage great development adjacent to and complementary of our transit corridors.

We hope you will consider these items as you evaluate the approval of the TOD Text Amendment as presented to you Monday, March 18th.

Thank you for your time and service,

A handwritten signature in black ink that reads "Todd Mansfield". The signature is fluid and cursive, with a large, stylized "M" and "F".

Todd W. Mansfield
Chief Executive Officer
Crescent Communities